

WARRANTY DEED

We, Michael L. Berins and Tina D. Berins, husband and wife, of Amherst, Massachusetts,

in consideration of One Dollar (\$1.00),

grant to the said Michael L. Berins, of 272 Lincoln Avenue, Amherst, Hampshire County, Massachusetts 01002,

with WARRANTY COVENANTS,

the land in Amherst, Hampshire County, with the buildings thereon, bounded and described as follows:

COMMENCING at a point marked by an iron pin on the West side of Lincoln Avenue, it being the Northeast corner of land now or formerly of E. M. Bolles;

Thence running S. 86° 50' W. three hundred twenty-four (324) feet to a point marked by an iron pin;

Thence N. 16° 35' E. one hundred sixty-nine and seven-tenths (169.7) feet to a point marked by an iron pin;

Thence N. 82° E. two hundred seventy-four and five-tenths (274.5) feet to a point on the Westerly side of said Lincoln Avenue;

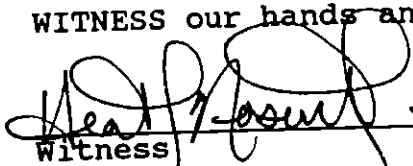
Thence S. 0° 48' W. along the Westerly side of said Lincoln Avenue one hundred eighty-three and three-tenths (183.3) feet to the iron pin at the point of beginning.

Containing 50,443 square feet, more or less.

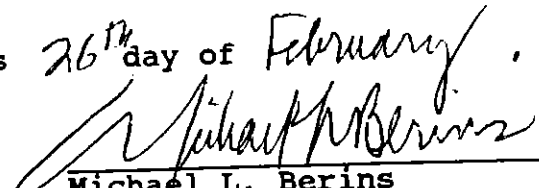
BEING THE SAME PREMISES conveyed to the grantors herein by Robert R. Archer and Nancy M. Archer by deed dated May 15, 1973 and recorded in the Hampshire County Registry of Deeds at Book 1703, Page 14.


SUBJECT TO ALL ENCUMBRANCES OF RECORD.

WITNESS our hands and seals this 26<sup>th</sup> day of February, 1996.

  
Witness

  
Witness

  
Michael L. Berins

  
Tina D. Berins

COMMONWEALTH OF MASSACHUSETTS  
Hampshire, ss.

26 February, 1996

Then personally appeared the above named Michael L. Berins and Tina D. Berins acknowledged the foregoing instrument to be their free act and deed, before me.

  
Notary Public

My comm expires:

  
WILLIAM E. HART  
My Commission Expires July 8, 1999

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ATTEST: HAMPSHIRE,  REGISTER  
MARIANNE L. DONOHUE